HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: November 2015

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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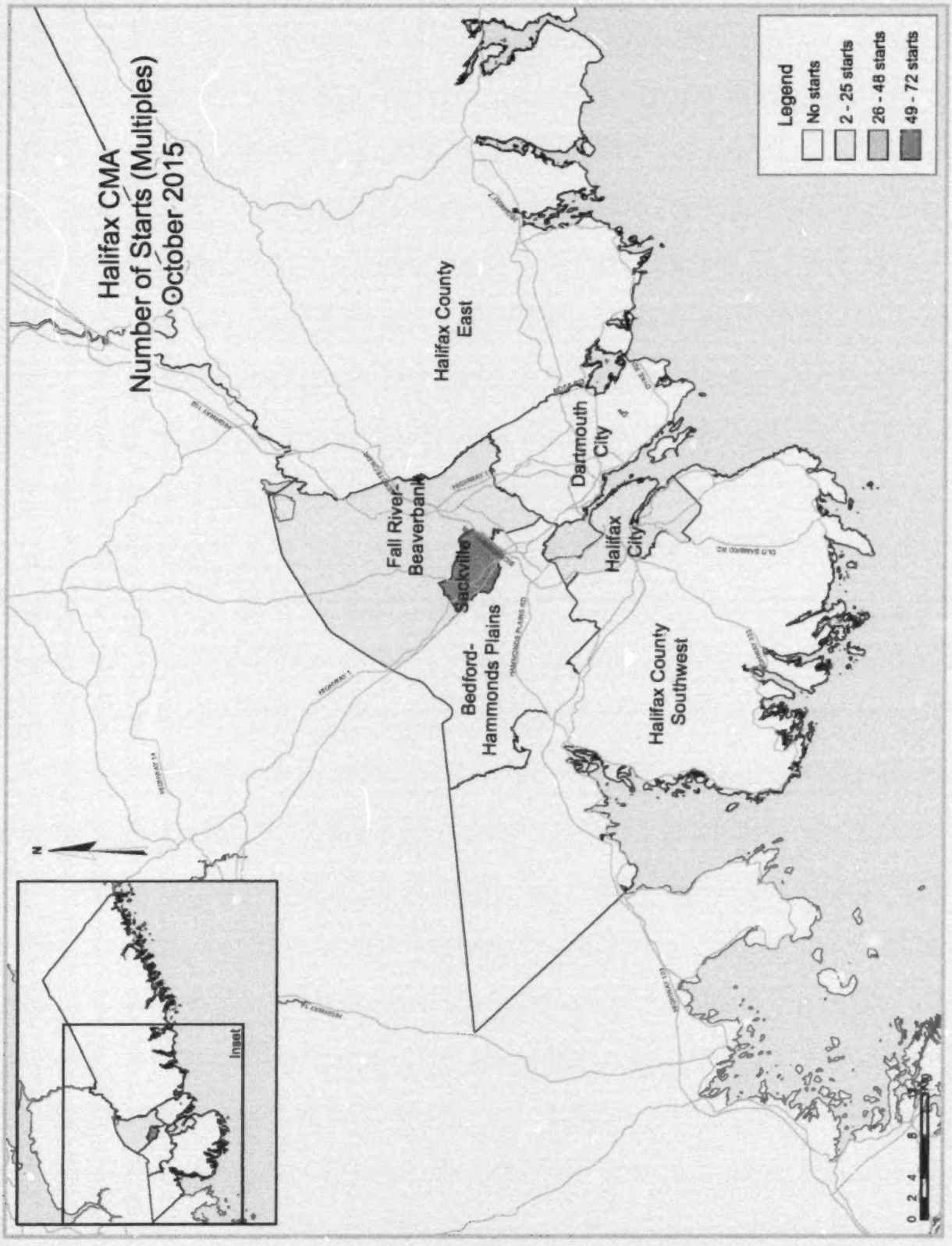
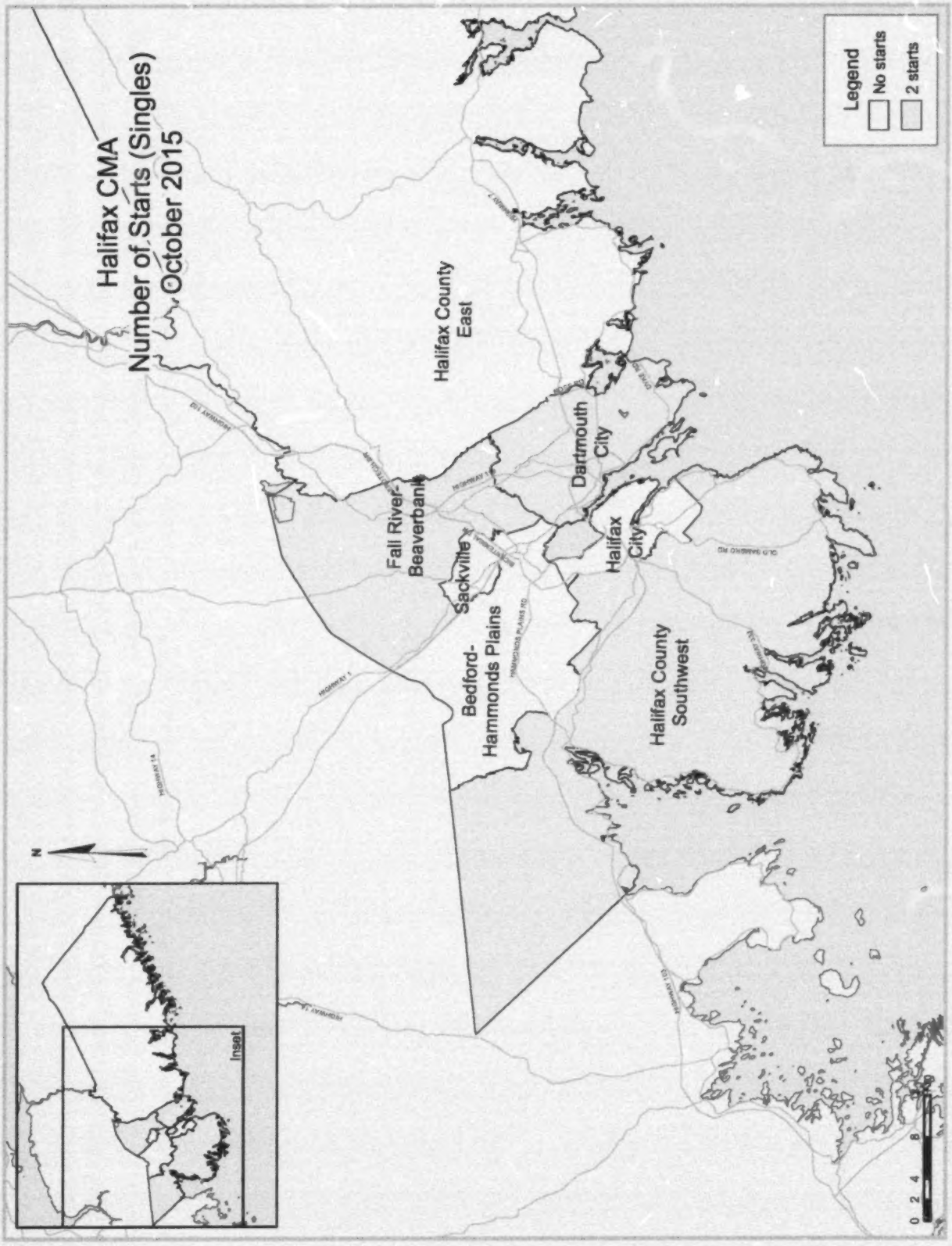
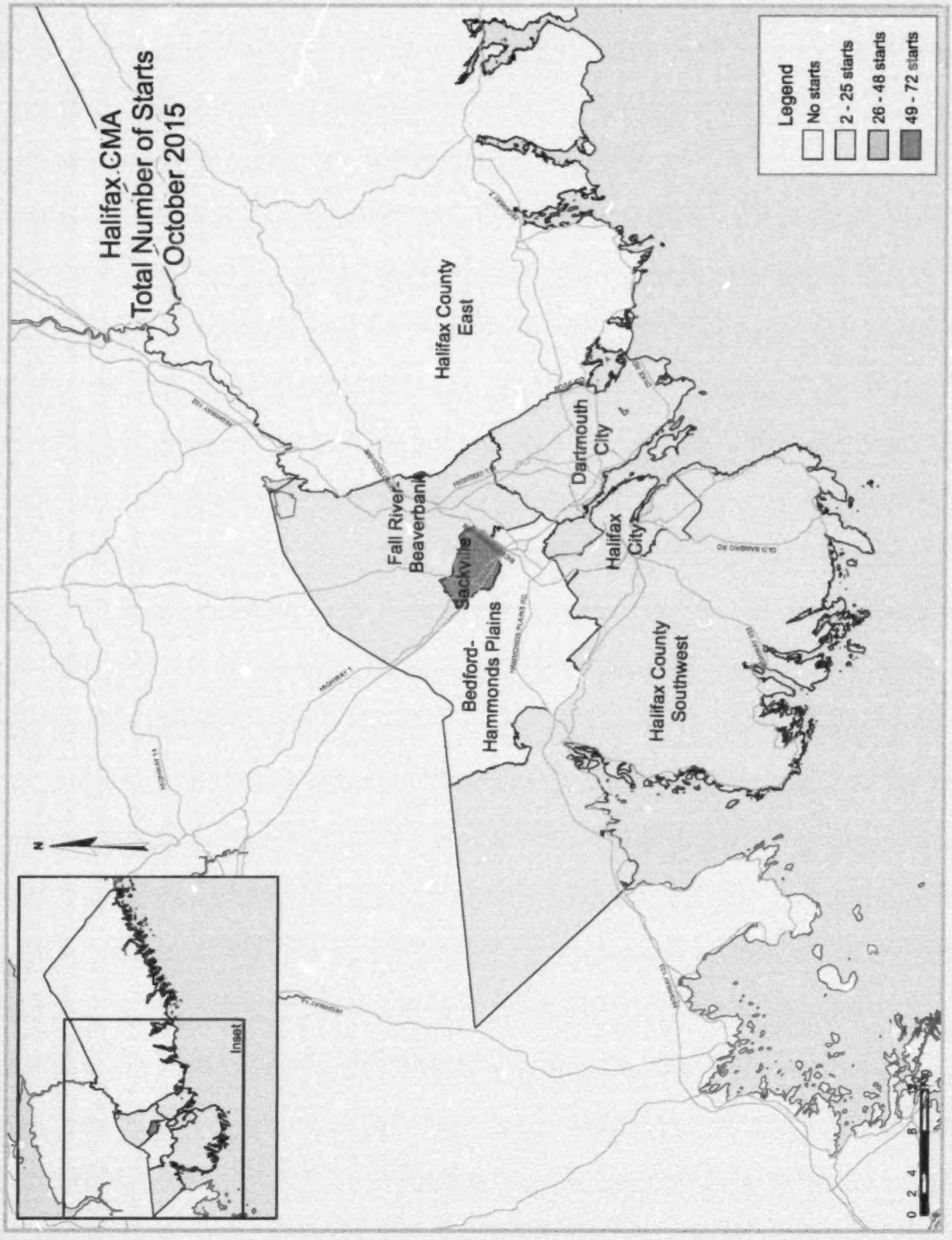
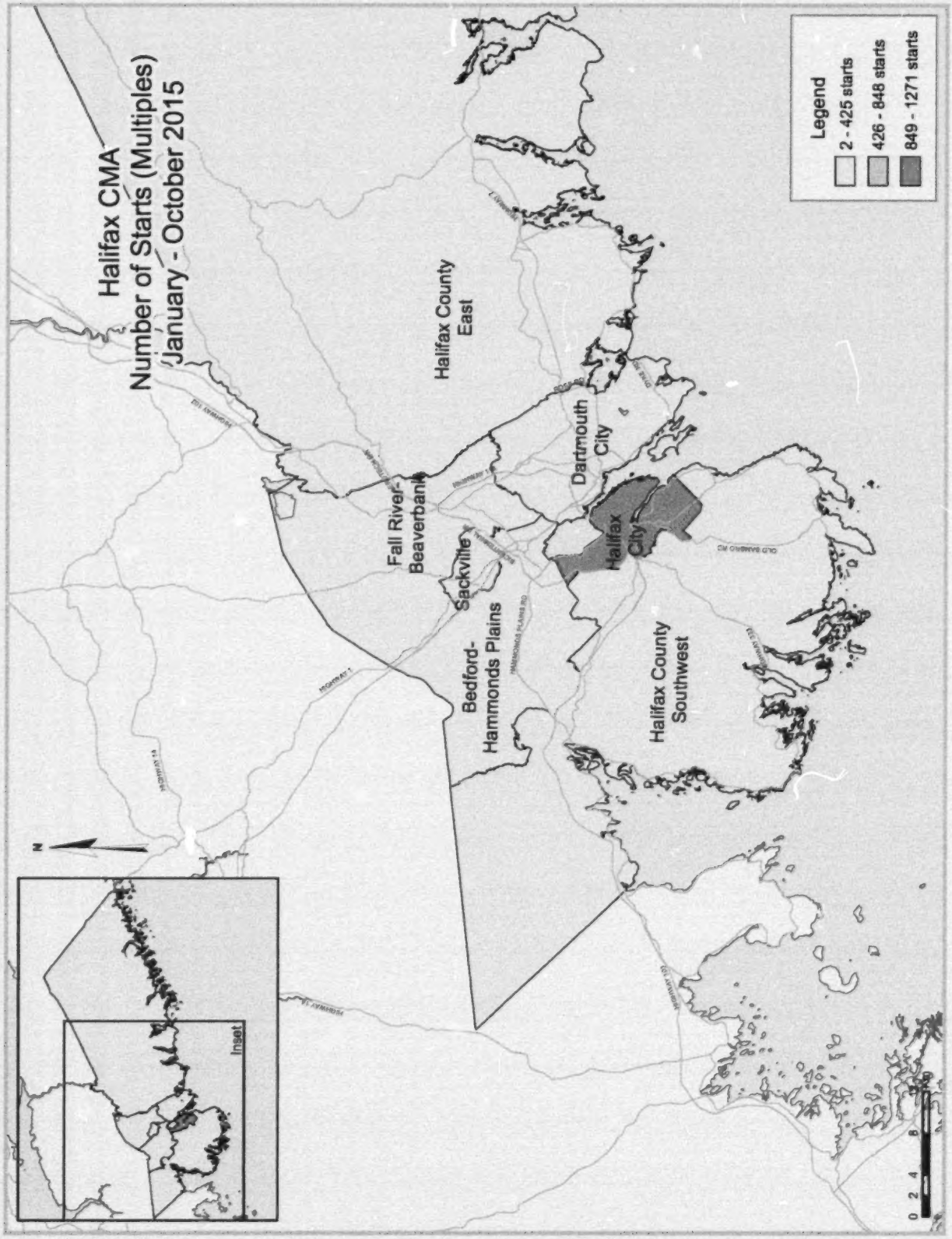
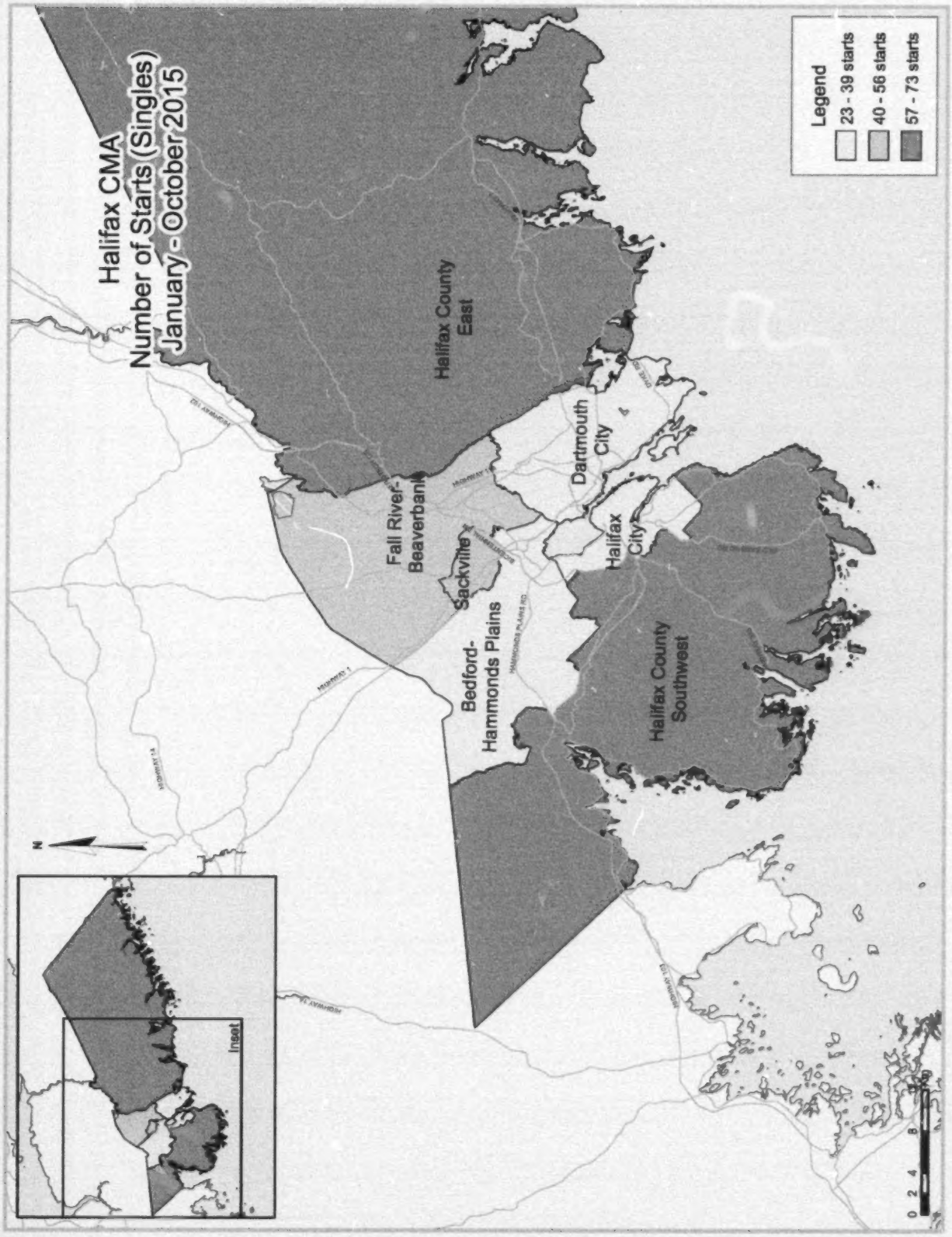
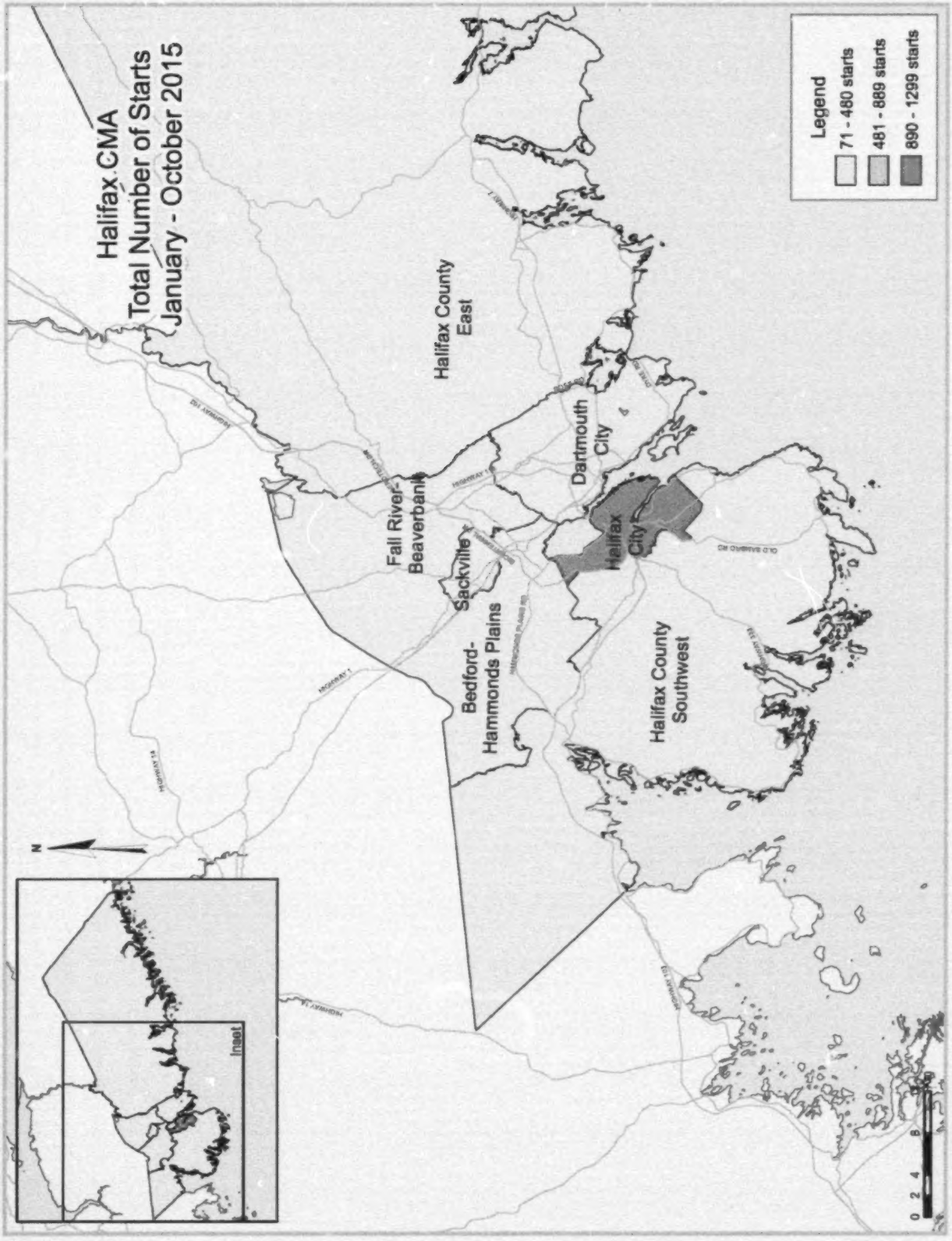

Halifax CMA
Number of Starts (Multiples)
October 2015
Legend
No starts
2 - 25 starts
26 - 48 starts
49 - 72 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
October 2015
Legend
No starts
2 starts
Halifax County East
Dartmouth City
Fall River Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
October 2015
Legend
No starts
2 - 25 starts
26 - 48 starts
49 - 72 starts
Halifax County East
Dartmouth City
Fall River - Beaverbank
Sackville
Halifax City
Bedford - Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - October 2015
Legend
2 - 425 starts
426 - 848 starts
849 - 1271 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - October 2015
Legend
23 - 39 starts
40 - 56 starts
57 - 73 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - October 2015
Legend
71 - 480 starts
481 - 889 starts
890 - 1299 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2015		
Halifax CMA[1]	September2015	October 2015
Trend[2]	4,329	4,167
SAAR	3,696	1,044
	October 2014	October 2015
Actual		
October - Single-Detached	41	6
October - Multiples	22	81
October - Total	63	87
January to October - Single-Detached	431	310
January to October - Multiples	993	2,072
January to October - Total	1,424	2,382

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2015	6	4	0	0	0	0	5	72	87
October 2014	40	6	3	0	0	0	1	0	63
% Change	-85.0	-33.3	-100.0	n/a	n/a	n/a	**	n/a	38.1
Year-to-date 2015	293	58	52	3	2	378	43	1,410	2,382
Year-to-date 2014	411	60	76	0	0	71	28	753	1,424
% Change	-28.7	-3.3	-31.6	n/a	n/a	**	53.6	87.3	67.3
UNDER CONSTRUCTION									
October 2015	302	66	104	1	2	544	25	2,231	3,450
October 2014	348	52	140	0	0	203	30	1,897	2,695
% Change	-13.2	26.9	-25.7	n/a	n/a	168.0	-16.7	17.6	28.0
COMPLETIONS									
October 2015	22	8	5	0	0	72	0	33	140
October 2014	27	8	6	0	0	0	1	0	42
% Change	-18.5	0.0	-16.7	n/a	n/a	n/a	-100.0	n/a	**
Year-to-date 2015	328	44	88	2	0	72	54	947	1,535
Year-to-date 2014	486	94	69	0	6	32	25	716	1,428
% Change	-32.5	-53.2	27.5	n/a	-100.0	125.0	116.0	32.3	7.5
COMPLETED & NOT ABSORBED									
October 2015	71	14	31	1	3	62	n/a	n/a	182
October 2014	90	23	28	0	6	0	n/a	n/a	147
% Change	-21.1	-39.1	10.7	n/a	-50.0	n/a	n/a	n/a	23.8
ABSORBED									
October 2015	24	8	7	0	0	12	n/a	n/a	51
October 2014	27	8	16	0	0	0	n/a	n/a	51
% Change	-11.1	0.0	-56.3	n/a	n/a	n/a	n/a	n/a	0.0
Year-to-date 2015	339	51	79	1	0	61	n/a	n/a	531
Year-to-date 2014	480	99	81	0	0	0	n/a	n/a	660
% Change	-29.4	-48.5	-2.5	n/a	n/a	n/a	n/a	n/a	-19.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
October 2015	0	2	0	0	0	0	0	0	2
October 2014	3	4	3	0	0	0	0	0	10
Dartmouth City									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	5	0	0	0	0	0	0	0	13
Bedford-Hammonds Plains									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	4	0	0	0	0	0	0	0	4
Sackville									
October 2015	0	0	0	0	0	0	0	72	72
October 2014	3	0	0	0	0	0	0	0	3
Fall River - Beaverbank									
October 2015	2	2	0	0	0	0	5	0	9
October 2014	6	0	0	0	0	0	1	0	12
Halifax County East									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	7	0	0	0	0	0	0	0	7
Halifax County Southwest									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	12	2	0	0	0	0	0	0	14
Halifax CMA									
October 2015	6	4	0	0	0	0	5	72	87
October 2014	40	6	3	0	0	0	1	0	63

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
October 2015	38	22	48	0	0	434	0	1,538	2,080
October 2014	47	20	71	0	0	72	21	1,299	1,530
Dartmouth City									
October 2015	34	12	6	0	0	110	2	213	418
October 2014	40	6	4	0	0	71	1	233	375
Bedford-Hammonds Plains									
October 2015	37	8	10	0	0	0	2	141	265
October 2014	31	4	34	0	0	0	0	75	144
Sackville									
October 2015	27	0	29	0	0	0	0	256	367
October 2014	35	2	0	0	0	60	4	225	326
Fall River - Beaverbank									
October 2015	42	14	0	0	0	0	21	2	79
October 2014	56	16	16	0	0	0	0	65	158
Halifax County East									
October 2015	60	8	0	1	2	0	0	1	84
October 2014	76	2	0	0	0	0	0	0	78
Halifax County Southwest									
October 2015	64	2	11	0	0	0	0	80	157
October 2014	63	2	15	0	0	0	4	0	84
Halifax CMA									
October 2015	302	66	104	1	2	544	25	2,231	3,450
October 2014	348	52	140	0	0	203	30	1,897	2,695

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
October 2015	1	6	0	0	0	72	0	16	95
October 2014	5	4	6	0	0	0	0	0	15
Dartmouth City									
October 2015	2	0	0	0	0	0	0	12	14
October 2014	2	0	0	0	0	0	0	0	2
Bedford-Hammonds Plains									
October 2015	1	0	0	0	0	0	0	5	6
October 2014	2	0	0	0	0	0	0	0	2
Sackville									
October 2015	5	0	0	0	0	0	0	0	5
October 2014	1	4	0	0	0	0	0	0	5
Fall River - Beaverbank									
October 2015	7	2	0	0	0	0	0	0	9
October 2014	5	0	0	0	0	0	1	0	6
Halifax County East									
October 2015	2	0	0	0	0	0	0	0	2
October 2014	7	0	0	0	0	0	0	0	7
Halifax County Southwest									
October 2015	4	0	5	0	0	0	0	0	9
October 2014	5	0	0	0	0	0	0	0	5
Halifax CMA									
October 2015	22	8	5	0	0	72	0	33	140
October 2014	27	8	6	0	0	0	1	0	42

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
October 2015	15	7	14	0	0	60	n/a	n/a	96
October 2014	19	12	12	0	0	0	n/a	n/a	43
Dartmouth City									
October 2015	8	0	3	0	0	0	n/a	n/a	11
October 2014	13	1	4	0	0	0	n/a	n/a	18
Bedford-Hammonds Plains									
October 2015	13	0	5	0	0	0	n/a	n/a	18
October 2014	16	0	4	0	0	0	n/a	n/a	20
Sackville									
October 2015	9	3	8	0	0	2	n/a	n/a	22
October 2014	9	5	7	0	0	0	n/a	n/a	21
Fall River - Beaverbank									
October 2015	12	4	1	0	0	0	n/a	n/a	17
October 2014	20	5	0	0	0	0	n/a	n/a	25
Halifax County East									
October 2015	10	0	0	1	0	0	n/a	n/a	11
October 2014	7	0	0	0	0	0	n/a	n/a	7
Halifax County Southwest									
October 2015	4	0	0	0	3	0	n/a	n/a	7
October 2014	6	0	1	0	6	0	n/a	n/a	13
Halifax CMA									
October 2015	71	14	31	1	3	62	n/a	n/a	182
October 2014	90	23	28	0	6	0	n/a	n/a	147

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
October 2015	1	5	1	0	0	12	n/a	n/a	19
October 2014	5	4	13	0	0	0	n/a	n/a	22
Dartmouth City									
October 2015	3	0	0	0	0	0	n/a	n/a	3
October 2014	4	1	0	0	0	0	n/a	n/a	5
Bedford-Hammonds Plains									
October 2015	1	1	1	0	0	0	n/a	n/a	3
October 2014	2	0	0	0	0	0	n/a	n/a	2
Sackville									
October 2015	5	0	0	0	0	0	n/a	n/a	5
October 2014	0	3	2	0	0	0	n/a	n/a	5
Fall River - Beaverbank									
October 2015	7	2	0	0	0	0	n/a	n/a	9
October 2014	3	0	0	0	0	0	n/a	n/a	3
Halifax County East									
October 2015	2	0	0	0	0	0	n/a	n/a	2
October 2014	7	0	0	0	0	0	n/a	n/a	7
Halifax County Southwest									
October 2015	5	0	5	0	0	0	n/a	n/a	10
October 2014	6	0	1	0	0	0	n/a	n/a	7
Halifax CMA									
October 2015	24	8	7	0	0	12	n/a	n/a	51
October 2014	27	8	16	0	0	0	n/a	n/a	51

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511
% Change	-12.9	5.5	-25.4	-100.0	87.5	-40.9	175.0	92.4	2.4
2005	1,211	146	173	1	8	450	4	458	2,451

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Halifax City	0	3	2	4	0	3	0	0	2	10	-80.0
Dartmouth City	2	5	0	0	0	0	0	8	2	13	-84.6
Bedford-Hammonds Plains	0	4	0	0	0	0	0	0	0	4	-100.0
Sackville	0	3	0	0	0	0	72	0	72	3	**
Fall River - Beaverbank	2	7	2	0	5	5	0	0	9	12	-25.0
Halifax County East	0	7	0	0	0	0	0	0	0	7	-100.0
Halifax County Southwest	2	12	0	2	0	0	0	0	2	14	-85.7
Halifax CMA	6	41	4	6	5	8	72	8	87	63	38.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Halifax City	28	42	22	30	24	31	1,225	563	1,299	666	95.0
Dartmouth City	23	34	6	0	6	0	234	91	269	125	115.2
Bedford-Hammonds Plains	32	39	8	4	0	22	208	75	248	140	77.1
Sackville	41	41	0	0	22	4	261	50	324	95	**
Fall River - Beaverbank	53	84	12	22	29	21	2	65	96	192	-50.0
Halifax County East	60	106	10	2	0	0	1	0	71	108	-34.3
Halifax County Southwest	73	85	2	2	0	11	0	0	75	98	-23.5
Halifax CMA	310	431	60	60	81	89	1,931	844	2,382	1,424	67.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Halifax City	0	3	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	72	0
Fall River - Beaverbank	0	0	5	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	3	5	0	0	0	72	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	24	27	0	4	378	0	847	563
Dartmouth City	6	0	0	0	0	71	213	0
Bedford-Hammonds Plains	0	22	0	0	0	0	141	75
Sackville	22	0	0	4	0	0	206	50
Fall River - Beaverbank	0	16	29	0	0	0	2	65
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	11	0	0	0	0	0	0
Halifax CMA	52	76	29	8	378	71	1,410	753

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Halifax City	2	10	0	0	0	0	2	10
Dartmouth City	2	5	0	0	0	0	2	13
Bedford-Hammonds Plains	0	4	0	0	0	0	0	4
Sackville	0	3	0	0	72	0	72	3
Fall River - Beaverbank	4	6	0	0	5	1	9	12
Halifax County East	0	7	0	0	0	0	0	7
Halifax County Southwest	2	14	0	0	0	0	2	14
Halifax CMA	10	49	0	0	77	1	87	63

Table 2.5: Starts by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	73	99	378	0	848	567	1,299	666
Dartmouth City	31	33	0	71	217	1	269	125
Bedford-Hammonds Plains	38	65	0	0	143	75	248	140
Sackville	62	35	0	0	207	60	324	95
Fall River - Beaverbank	63	117	0	0	33	70	96	192
Halifax County East	64	106	5	0	2	2	71	108
Halifax County Southwest	72	92	0	0	3	6	75	98
Halifax CMA	403	547	383	71	1,453	781	2,382	1,424

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Halifax City	1	5	6	4	0	6	88	0	95	15	**
Dartmouth City	2	2	0	0	0	0	12	0	14	2	**
Bedford-Hammonds Plains	1	2	0	0	0	0	5	0	6	2	200.0
Sackville	5	1	0	4	0	0	0	0	5	5	0.0
Fall River - Beaverbank	7	6	2	0	0	0	0	0	9	6	50.0
Halifax County East	2	7	0	0	0	0	0	0	2	7	-71.4
Halifax County Southwest	4	5	0	0	5	0	0	0	9	5	80.0
Halifax CMA	22	28	8	8	5	6	105	0	140	42	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Halifax City	30	55	20	26	61	34	458	343	569	458	24.2
Dartmouth City	25	35	2	22	4	9	245	269	276	335	-17.6
Bedford-Hammonds Plains	27	61	6	10	24	8	75	0	132	79	67.1
Sackville	51	44	0	10	5	13	175	103	231	170	35.9
Fall River - Beaverbank	54	104	14	28	29	5	65	0	162	137	18.2
Halifax County East	76	125	0	4	0	3	0	32	76	164	-53.7
Halifax County Southwest	77	78	2	0	9	6	1	1	89	85	4.7
Halifax CMA	340	502	44	100	132	78	1,019	748	1,535	1,428	7.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Halifax City	0	6	0	0	72	0	16	0
Dartmouth City	0	0	0	0	0	0	12	0
Bedford-Hammonds Plains	0	0	0	0	0	0	5	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	5	0	0	0	0	0	0	0
Halifax CMA	5	6	0	0	72	0	33	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	45	34	16	0	72	0	386	343
Dartmouth City	4	9	0	0	0	0	245	269
Bedford-Hammonds Plains	16	8	8	0	0	0	75	0
Sackville	5	13	0	0	0	0	175	103
Fall River - Beaverbank	9	5	20	0	0	0	65	0
Halifax County East	0	0	0	3	0	32	0	0
Halifax County Southwest	9	6	0	0	0	0	1	1
Halifax CMA	88	75	44	3	72	32	947	716

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Halifax City	7	15	72	0	16	0	95	15
Dartmouth City	2	2	0	0	12	0	14	2
Bedford-Hammonds Plains	1	2	0	0	5	0	6	2
Sackville	5	5	0	0	0	0	5	5
Fall River - Beaverbank	9	5	0	0	0	1	9	6
Halifax County East	2	7	0	0	0	0	2	7
Halifax County Southwest	9	5	0	0	0	0	9	5
Halifax CMA	35	41	72	0	33	1	140	42

Table 3.5: Completions by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	94	113	72	0	403	345	569	458
Dartmouth City	29	61	0	0	247	274	276	335
Bedford-Hammonds Plains	49	79	0	0	83	0	132	79
Sackville	55	61	0	0	176	109	231	170
Fall River - Beaverbank	75	132	0	0	87	5	162	137
Halifax County East	73	127	2	32	1	5	76	164
Halifax County Southwest	85	76	0	6	4	3	89	85
Halifax CMA	460	649	74	38	1,001	741	1,535	1,428

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
October 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
October 2014	2	40.0	0	0.0	0	0.0	0	0.0	3	60.0	5	-	-
Year-to-date 2015	6	20.0	6	20.0	0	0.0	2	6.7	16	53.3	30	-	-
Year-to-date 2014	10	20.8	8	16.7	4	8.3	3	6.3	23	47.9	48	-	319,250
Dartmouth City													
October 2015	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
October 2014	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	-	-
Year-to-date 2015	8	28.6	2	7.1	0	0.0	7	25.0	11	39.3	28	-	-
Year-to-date 2014	17	34.7	5	10.2	7	14.3	1	2.0	19	38.8	49	-	-
Bedford-Hammonds Plains													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2014	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2015	1	3.6	1	3.6	4	14.3	5	17.9	17	60.7	28	-	-
Year-to-date 2014	4	6.3	5	7.9	11	17.5	12	19.0	31	49.2	63	-	414,723
Sackville													
October 2015	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	488,680
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	2	4.3	1	2.2	14	30.4	6	13.0	23	50.0	46	-	488,680
Year-to-date 2014	1	3.0	4	12.1	9	27.3	11	33.3	8	24.2	33	-	-
Fall River - Beaverbank													
October 2015	2	28.6	1	14.3	3	42.9	0	0.0	1	14.3	7	-	-
October 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Year-to-date 2015	11	17.5	9	14.3	12	19.0	9	14.3	22	34.9	63	-	441,827
Year-to-date 2014	12	13.0	23	25.0	22	23.9	10	10.9	25	27.2	92	-	439,819
Halifax County East													
October 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
October 2014	1	14.3	1	14.3	2	28.6	2	28.6	1	14.3	7	-	-
Year-to-date 2015	41	58.6	8	11.4	10	14.3	2	2.9	9	12.9	70	-	288,613
Year-to-date 2014	65	55.6	18	15.4	18	15.4	6	5.1	10	8.5	117	260,000	297,710
Halifax County Southwest													
October 2015	1	20.0	0	0.0	2	40.0	2	40.0	0	0.0	5	-	-
October 2014	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
Year-to-date 2015	8	10.8	9	12.2	15	20.3	13	17.6	29	39.2	74	-	442,750
Year-to-date 2014	8	10.3	16	20.5	19	24.4	10	12.8	25	32.1	78	-	401,944
Halifax CMA													
October 2015	5	20.8	2	8.3	5	20.8	5	20.8	7	29.2	24	-	407,721
October 2014	3	11.1	3	11.1	4	14.8	7	25.9	10	37.0	27	425,000	473,972
Year-to-date 2015	77	22.7	36	10.6	55	16.2	44	13.0	127	37.5	339	400,000	453,692
Year-to-date 2014	117	24.4	79	16.5	90	18.8	53	11.0	141	29.4	480	370,000	394,746

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2015

Submarket	Oct 2015	Oct 2014	% Change	YTD 2015	YTD 2014	% Change
Halifax City	--	--	n/a	--	--	n/a
Dartmouth City	--	--	n/a	--	--	n/a
Bedford-Hammonds Plains	--	--	n/a	--	--	n/a
Sackville	--	--	n/a	--	--	n/a
Fall River - Beaverbank	--	--	n/a	441,827	439,819	0.5
Halifax County East	--	--	n/a	288,613	297,710	-3.1
Halifax County Southwest	--	--	n/a	--	--	n/a
Halifax CMA	407,721	473,972	-14.0	453,692	394,746	14.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	October 2015				October 2014				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	77	346,582	83	860	89	284,990	97	852	-13.5	21.6	-14.4	0.9
Dartmouth City	58	222,862	83	699	85	245,437	85	717	-31.8	-9.2	-2.4	-2.5
Bedford-Hammonds Plains	30	364,326	110	597	40	349,022	157	626	-25.0	4.4	-29.9	-4.6
Sackville	14	193,171	86	283	27	211,678	74	287	-48.1	-8.7	16.2	-1.4
Halifax County Southwest	19	286,363	95	435	36	245,225	141	451	-47.2	16.8	-32.6	-3.5
Halifax County East	18	173,875	132	335	25	172,331	97	350	-28.0	0.9	36.1	-4.3
Outside Halifax-Dartmouth Board	18	187,800	126	278	31	190,158	115	312	-41.9	-1.2	9.6	-10.9
Fall River-Beaver Bank	9	311,944	101	407	24	252,431	106	396	-62.5	23.6	-4.7	2.8
Halifax CMA	243	279,858	95	3894	357	254,880	106	3991	-31.9	9.8	-10.4	-2.4

Submarket	Year-to-date 2015				Year-to-date 2014				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	1,009	356,570	94		960	327,425	93		5.1	8.9	1.1	
Dartmouth City	1,060	239,451	79		1,077	243,997	87		-1.6	-1.9	-9.2	
Bedford-Hammonds Plains	506	361,778	133		526	359,447	137		-3.8	0.6	-2.9	
Sackville	299	210,672	98		357	216,593	90		-16.2	-2.7	8.9	
Halifax County Southwest	329	276,703	103		317	260,084	106		3.8	6.4	-2.8	
Halifax County East	255	202,518	124		279	211,168	111		-8.6	-4.1	11.7	
Outside Halifax-Dartmouth Board	261	190,071	122		287	191,738	109		-9.1	-0.9	11.9	
Fall River-Beaver Bank	288	282,809	98		331	291,544	105		-13.0	-3.0	-6.7	
Halifax CMA	4,007	282,951	102	34%	4,134	274,889	101	36%	-3.1	2.9	1.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
October 2015

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2014	January	595	3.14	5.24	117.7	126.0	222	6.5	69.5	825
	February	595	3.14	5.24	117.6	127.0	222	6.4	69.3	831
	March	581	3.14	4.99	117.7	127.6	221	6.1	68.9	842
	April	570	3.14	4.79	117.6	127.7	222	5.9	68.9	853
	May	570	3.14	4.79	117.6	128.2	222	5.8	68.6	852
	June	570	3.14	4.79	117.6	127.7	222	5.7	68.6	854
	July	570	3.14	4.79	117.5	127.5	221	6.1	68.4	863
	August	570	3.14	4.79	117.5	127.7	221	6.1	68.3	870
	September	570	3.14	4.79	117.9	128.2	222	6.1	68.6	871
	October	570	3.14	4.79	118.0	128.2	225	5.9	69.2	874
	November	570	3.14	4.79	118.0	127.4	227	6.1	69.9	872
	December	570	3.14	4.79	118.0	126.2	228	6.2	70.3	869
2015	January	570	3.14	4.79	118.0	125.8	228	6.1	70.2	864
	February	567	2.89	4.74	118.5	126.9	227	6.2	69.9	870
	March	567	2.89	4.74	118.6	128.4	225	6.4	69.3	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.7	68.0	881
	July	561	2.89	4.64	118.8	128.9	223	6.1	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.7	68.3	879
	September	561	2.89	4.64	118.8	128.4	227	5.9	68.9	869
	October	561	2.89	4.64		128.8	226	5.9	68.6	860
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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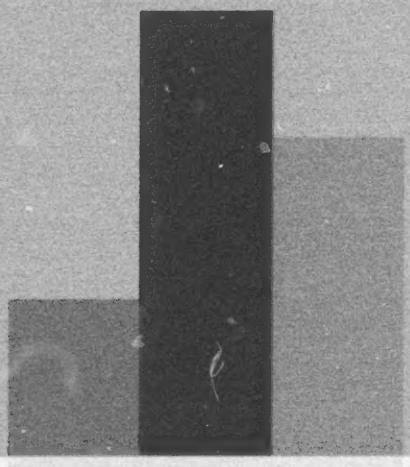

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